

Recorded May 19, 1970 at 2:05 o'clock P. M.

THIS LAND INSTALLMENT CONTRACT, made this 1<sup>st</sup> day of May, 1970, by and between IRVING H. KOLKER and RUTH KOLKER, his wife, and NATHAN WINTERS and EUNICE WINTERS, his wife, TRUSTEES UNDER DECLARATION OF TRUST DATED JULY 1, 1969, whose post office address is 21-29 East Potomac Street, Brunswick, Frederick County, Maryland, hereinafter called the VENDORS, and EUGENE S. NELSON and PEGGY JEAN NELSON, his wife, whose post office address is 5 East B Street, Brunswick, Frederick County, Maryland, hereinafter called the VENDEES.

WITNESSETH: That for and in consideration of the mutual promises and agreements hereinafter set forth by and between the parties hereto, the Vendors do hereby bargain and sell unto the Vendees and the Vendees do hereby purchase of and from the Vendors,

All that lot, part of lot, piece or parcel of ground situate, lying and being in the Town of Brunswick, Brunswick Election District, Frederick County, Maryland, and being more particularly described as fronting 31 feet on the North side of said East B Street and running back therefrom a uniform width for a depth of 90 feet, and being more particularly described as being a part of Lot #1 as shown on a Plat of C. M. Wenner's Addition to Brunswick, which said Plat will be found recorded in Liber W.I.P. 11, Folio 506, one of the Land Records of Frederick County, Maryland, the improvements thereon now being known and designated as 5 East B Street in Brunswick, Maryland.

BEING a part of all and the same real estate which was conveyed unto the Vendors herein by a deed from Irving H. Kolker, et ux, et al, which said deed was dated the 1st day of July, 1969, and is recorded among the Land Records of Frederick County, Maryland, in Liber 815, Folio 608.

TOGETHER WITH all and singular the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

In accordance with Article 21, Section 112 (1), (a), through (h), both inclusive, the following disclosure is made by the Vendors:

(a) The cash price of the property sold is Ten Thousand Dollars (\$10,000.00).

(b) There are no charges or fees for services included in this Contract separate from the cash price.

(c) There is no cost to the Vendees of any insurance coverage from the date of this Contract, for the payment of which credit is extended to the Vendees.